

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

RYE VIEW BRAWBY, MALTON, YO17 6PY



- ATTRACTIVE DOUBLE FRONTED COTTAGE
- 3 BEDROOMS
- COTTAGE GARDEN
- RENOVATION OPPORTUNITY - GREAT POTENTIAL
- SITTING ROOM AND THROUGH KITCHEN/DINING ROOM
- QUIET RURAL VILLAGE LOCATION

PRICE GUIDE £185,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

Rye Cottage occupies a tranquil position in the rural village of Brawby.

Less than eight miles to the north of Malton the village nestles in the Vale of Pickering with the North York Moors to the north and the Howardian Hills to the south amid lovely countryside. Malton, Pickering and Kirkbymoorside are all within a similar distance with usual market town amenities. At Malton there is a railway station and the A64 is accessible providing links to the motorway network

This attractive, brick-built double fronted property offers scope for improvement and modernisation with potential to be a wonderful home. To the ground floor there is a through kitchen/ dining room with adjacent utility room/pantry. The sitting room has a new installed wood burning stove (with Hetas certificate). There are three bedrooms and bathroom to the first floor.

The cottage has a pretty front elevation with the porch and double hung sash windows complimented by the lawned front garden with central pathway.

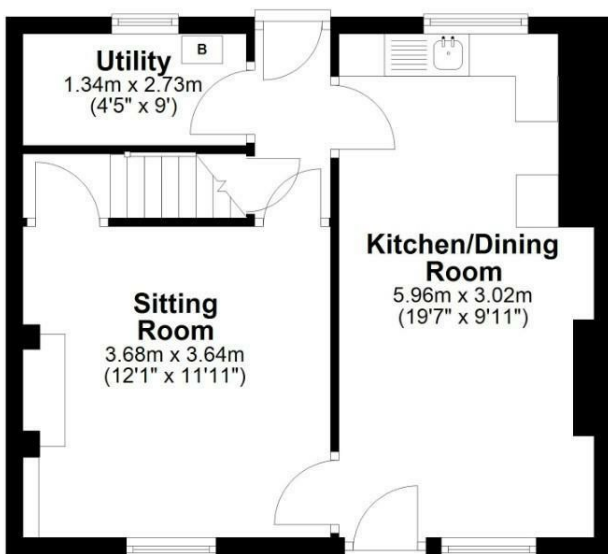
General Information



Accommodation

Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 80.5 sq. metres (866.0 sq. feet)

Ryevue, Brawby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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